ARUN DISTRICT COUNCIL:EG/68/07/
EG/68/07

The Barn, Adjacent 33 Barnham Road, Barnham PO22 0ER

: Change of use and conversion to single bedroom dwelling

Design and Accessibility Statement

hda projects

- The proposal is for the change of use of the vacant structure and conversion to form a one bedroom dwelling

Assessment of physical context:
The development is located in an established mix residential/ commercial area. The site is restricted by its established boundaries with limited available space for a secure cycle / bin store.

Social, economic and planning context:
The social and planning context of the development will provide a low cost accommodation by conversion of the existing building with minimal alteration to the external fabric.
The existing building is constructed of vernacular materials and is easily maintainable. Ground floor level will accommodate kitchen and living room with access to the bedroom and the bathroom at first floor level. The new use will reinforce and possibly enhance adjacent property values.

Involvement of local interests:
Our clients met the duty planning officer prior preparation of this submission, who was able to consider support for the proposal.

Evaluation:
The proposals will not affect adjacent property. The accommodation will provide an important asset in its proposed format. The building is established in its location and forms part of the centre village, enhancing the south elevation with new porch and entrance screen will improve the street scene.

Design principles:
The existing structure is a vacant barn. The structure lends its self to conversion and will accommodate the new first floor to provide space for bedroom accommodation. Opening casement doors and windows will provide ventilation and light to habitable rooms; additional natural light will be achieved with a new window to the ground floor kitchen area. A secure cycle/ bin store will be provided on the forecourt. The accommodation will provide low maintenance accommodation for ambulant persons.

Amount of development:
The development is the conversion of the existing building fabric; externally a new entrance screen and canopy will replace the existing barn doors to the front elevation. The rear elevation will have a narrow window formed for light and ventilation to the kitchen/ dining area.

Layout:
The external layout remains unchanged. Provision for secure cycle and bin storage is created on the forecourt. Vehicle parking space on site is limited and will rely on use of local facilities and public transport or nearby rail network.

Scale;
The external scale principally remains unchanged, the porch roof will be a modest addition and will help reduce exposure to weather.

Appearance:
The existing building is constructed with vernacular materials, new door and window frames will be durable colour finish materials to meet requirements of security and thermal performance.

Access:
The proposals will provide access to accommodation for persons with ambulant disabilities with additional facilities available as circumstance dictate.